



City Council Meeting OCTOBER 19, 2015

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
7:30 PM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE TO THE FLAG**
- IV. PROCLAMATIONS AND PRESENTATIONS**
 - A. Project Open Hand Proclamation**
- V. CONSENT AGENDA**
 - A. Council Meeting Minutes (Meeting of 10/05/2015)**
- VI. PROJECT UPDATES**
 - A. Convention Center**
 - 1. Schematic Design - Fred Bautista (Jones, Lang, LaSalle)
 - B. City Center - Public**
 - 1. Contract with Astra Group for Construction of Bandstand in Brook Street Park (\$338,000)
 - C. City Center - Private**
- VII. WORKSHOP**
 - A. Discussion and Public Input on Bond Referendum - Public Works (Kimball Bridge Road/Rucker Road)**
- VIII. NEW BUSINESS**
 - A. Regional Traffic Operations Program Corridors - S.R. 9 and S.R. 120 Corridors**
 - B. Appointments To Historic Preservation Commission**
- IX. WORKSHOP**
 - A. Discussion and Public Input on Capital Project Financing Options**
- X. PUBLIC COMMENT**
- XI. REPORTS**
- XII. ADJOURNMENT TO EXECUTIVE SESSION**

Coty Thigpen, City Clerk



Official Minutes of Council Meeting on

OCTOBER 5, 2015

CITY HALL, 2 PARK PLAZA

7:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 7:34 p.m.*

II. ROLL CALL

Members Present:

Mayor Belle Isle, Mayor Pro Tem Aiken, Council Members Mitchell, Cross (*arrived at 7:44.m.), Gilvin (*arrived at 7:41 p.m.), Owens and Kennedy

Members Absent:

None

Staff Present:

City Administrator Bob Regus, Assistant City Administrator James Drinkard, City Attorney Sam Thomas, City Clerk Coty Thigpen, Director of Community Development Kathi Cook, Director of Public Works Pete Sewczwicz, Director of Finance Tom Harris, Director of Recreation and Parks Mike Perry

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 09/28/2015)

B. Alcoholic Beverage License Applications

C. Financial Management Report for the month ending August 31, 2015.

❖ *Council Member Kennedy offered a motion to approve the Consent Agenda*

- *The motion was seconded by Council Member Owens*
- *Motion approved (5-0)*

V. PROJECT UPDATES

A. Convention Center

- Mr. Regus reported that the schematic design is to be presented on the October 19th agenda

B. City Center - Private

C. City Center - Public

- Mr. Regus reported that Malone Design met with the Alpharetta Historical Society about the history room design

Public Comment

None

VI. NEW BUSINESS

A. Stormwater Structure (MS4) Inventory Inspections

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff requests that Council award Bid No. 16-003 in the amount of \$83,420.00 to Sustainable Water Planning & Engineering for the MS4 Inventory Inspections project and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the inspection of publicly maintained storm structures, pipes, ditches, ponds, and stormwater management facilities and the inspection of potential runoff pollution from privately owned industrial facilities, carwashes, and autobody repair facilities. The City's National Pollutant Discharge Elimination System (NPDES) Permit requires that 20% of all publically maintained stormwater infrastructure and all ponds be inspected each year. This includes approximately 1640 structures and 170,000 linear feet of stormwater pipe and 65 stormwater management facilities including ponds, swales, bioretention, pervious pavement, etc. The City's NPDES permit further requires that 20% of all private industrial facilities, carwashes, and autobody repair shops be inspected for potential pollution to streams. The project includes input of all inspection data into our GIS mapping system, work order data entry into Cityworks (our asset management system), and follow up correspondence with private owners for maintenance requirements. This project will identify future capital projects and will create general maintenance work orders that are completed by current city staff. This project can potentially be a five year inspection contract to meet the requirements of the City's NPDES permit.

- The Department of Public Works, with guidance from the Finance Department, prepared a Request for Qualifications (RFQ) and advertised for Statement of Qualifications (SOQ) in July 2015. On August 6, 2015, the City received SOQs from a total of ten firms. Staff from the Department of Public Works reviewed and scored the qualifications and shortlisted four firms: Integrated Science & Engineering, Woolpert, Inc., Lowe Engineers, and Sustainable Water Planning & Engineering. The shortlisted firms were then invited to participate in an Invitation to Bid (ITB). On September 9, 2015, the City received bids from all four shortlisted firms.

Sustainable Water Planning & Engineering	\$83,420.00
Lowe Engineers	\$96,794.27
Integrated Science & Engineering	\$144,625.00
Woolpert, Inc.	\$193,040.00

- Staff met with Sustainable Water Planning & Engineering to confirm that they would hold their submitted prices. Sustainable Water Planning & Engineering has completed similar work for many local municipalities including Dunwoody and Brookhaven. They have also worked with the Cityworks software program. Thus, Staff determined Sustainable Water Planning & Engineering to be the lowest responsive and responsible bidder.
- Once a contract with Sustainable Water Planning & Engineering has been finalized and executed, Sustainable Water Planning & Engineering will begin work. The anticipated completion date is April 30, 2016.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award Bid No. 16-003 in an amount not to exceed \$83,420.00 to Sustainable Water Planning & Engineering for the MS4 Inventory Inspections project and authorize the Mayor to execute all necessary documents.*
- *The motion was seconded by Council Member Kennedy*
- *Motion approved (5-0)*

B. Stormwater Ordinance Revision

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff request that Council approve Tetra Tech's proposal in the amount of \$80,000.00 for the professional services necessary to complete the Stormwater Ordinance Revision and authorize the Mayor to execute all necessary documents.
- The downtown area of Alpharetta is undergoing revitalization. As such, the City intends to take a proactive plan for stormwater capacity, treatment, and flood control ahead of the anticipated redevelopment boom.

- Alpharetta's downtown sits on a ridge that sheds runoff in various directions. Because of this unique topography, we anticipate a wide variety of stormwater solutions. Through this project, our consultant team will evaluate the current stormwater ordinances, MS4 Permit and Stormwater Management Plan (SWMP); present a variety of potential updates; suggest changes that would allow for innovative solutions for redevelopment; compose the new ordinance and policy language; and obtain all necessary state, federal, and local approvals.
- The Department of Public Works, with guidance from the Finance Department, prepared a Request for Qualifications (RFQ) and advertised for Statement of Qualifications (SOQ) in July 2015. On August 20, 2014, the City received SOQs from a total of seven firms. Staff from the Department of Public Works reviewed and scored the qualifications and shortlisted four firms: Tetra Tech, Inc., Integrated Science and Engineering, AECOM, and Pond & Company.
- The shortlisted firms were invited to participate in a Request for Proposals (RFP). On September 9, 2015, the City received proposals from all four shortlisted firms. On September 17, 2015, the four firms were invited to complete a presentation / interview with the review panel. Staff from the Department of Public Works reviewed the proposals and interviews and scored them on the basis of plan and approach (58 points), interview (29 points), local vendor (3 points), and cost (10 points). The resulting scores were as follows:

Tetra Tech Inc.	91.06
AECOM	78.49
Integrated Science & Engineering	73.12
Pond & Company	67.81
- The high scoring firm, Tetra Tech, has completed similar work for City of Griffin, City of Clarksville, and for the U.S. Environmental Protection Agency. Tetra Tech has assured the City that they can perform all the work required by the scope for \$80,000.00. This project is expected to be completed 300 days from Notice to Proceed.

Public Comment

None

- ❖ *Council Member Owens offered a motion to award a contract to Tetra Tech in an amount not to exceed \$80,000.00 for Stormwater Ordinance Revision and authorize the Mayor to execute all necessary documents*
 - *The motion was seconded by Council Member Kennedy*
 - *Motion approved (5-0)*

C. Watershed Improvement Plan - Long Indian Creek

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff requests that Council approve Dewberry's proposal in the amount of \$131,000 for the professional services necessary to perform the Long Indian Creek Watershed Improvement Plan and authorize the Mayor to execute all necessary documents.
- Long Indian Creek extends from its headwaters in Johns Creek downstream to the confluence with Big Creek. Its watershed is split between the two cities and consists predominately of residential land use.
- Long Indian Creek is listed as an impaired stream segment on the Georgia Environmental Protection Division (EPD) 303(d) list for fecal coliform. EPD requires that the City conduct / update watershed studies for impaired streams through the City's National Pollutant Discharge Elimination System (NPDES) Permit and through the Metropolitan North Georgia Water Planning District Watershed Management Plan.
- The purpose of this study is to analyze the portion of the watershed within the city limits, review data from sampling / monitoring stations, conduct field assessments of the watershed, complete a geospatial analysis, identify potential pollutant sources, characterize flooding and erosion problems, and develop mitigation / improvement projects to be prioritized and incorporated into the City's Capital Improvement Program.
- The Department of Public Works, with guidance from the Finance Department, prepared a Request for Qualifications (RFQ) and advertised for Statement of Qualifications in July 2015. On August 20, 2014, the City received SOQs from a total of seven firms. Staff from the Department of Public Works reviewed and scored the qualifications and shortlisted three firms: Tetra Tech, Inc., Dewberry, and Sustainable Water Planning & Engineering, LLC.
- The shortlisted firms were invited to participate in a Request for Proposals (RFP). On September 9, 2015, the City received proposals from all three shortlisted firms. On September 18, 2015, the three firms were invited to complete a presentation / interview with the review panel. Staff from the Department of Public Works reviewed the proposals and interviews and scored them on the basis of plan and approach (58 points), interview (29 points), local vendor (3 points), and cost (10 points). The resulting scores were as follows:

Dewberry	90.75
Tetra Tech Inc.	82.01
Sustainable Water Planning & Engineering	81.72
- The high scoring firm, Dewberry, has completed similar work for City of Johns Creek, City of Roswell, and Gwinnet County. Dewberry has assured Alpharetta that they can complete the entire project scope for \$131,000.00. The project schedule allows for 300 days from Notice to Proceed.

Public Comment - None

- ❖ *Council Member Owens offered a motion to award RFP #16-104 to Dewberry' and Co. in an amount not to exceed \$131,000 for the professional services necessary to perform the Long Indian Creek Watershed Improvement Plan and authorize the Mayor to execute all necessary documents.*
- *The motion was seconded by Council Member Kennedy*
- *Motion approved (6-0)*

D. Pine Shavings for City's Equestrian Center Stalls, Bid 16-004

- Equestrian Center Manager, Matt Casey, came forward to present this item of behalf of staff
- Staff requests that Council award Bid 16-004 to B&T Shavings, Inc. for a delivered cost of \$3.90 per bale and authorize the Mayor to execute all necessary documents.
- The Equestrian Center User Agreement specifies that each stall occupied by a horse shall have two bales of shavings spread on the stall floor and those shavings are to be purchased at the Equestrian Center. The shavings are necessary to collect the waste from the horses.
- The Recreation and Parks Department prepared specifications for the pine shavings provider and advertised for competitive bids during September 2015. Bids for the project were due on September 17, 2015 and the City received one bid as follows:

B&T Shavings, Inc. \$3.90 per bale (no delivery/storage charge)*

Carolina Shavings bid not received by deadline (price was higher)

* The City charges Equestrian Events \$7.00 per bale for shavings.

- The bid was disseminated to over 90 contacts between the City/State procurement sites. However, bid activity in this market segment is typically low.
- The Department has contacted multiple references which have verified that B&T Shavings, Inc. provides service in accordance with contracted specifications and recommends awarding them the pine shavings contract

Public Comment - None

- ❖ *Council Member Gilvin offered a motion to award Bid #16-004 to B&T Shavings, Inc. for a delivered cost of \$3.90 per bale and authorize the Mayor to execute all necessary documents*
- *The motion was seconded by Council Member Aiken*

- *Motion approved (7-0)*

E. Consideration of alternate appointment to Design Review Board

- ❖ *Council Member Mitchell offered a motion to appoint Tom LeCain to the Design Review Board*
- *The motion was seconded by Council Member Gilvin*
- *Motion approved (7-0)*

VII. WORKSHOP

A. Presentation and Discussion of Capital Project Financing Options

- City Administrator Bob Regus and Director of Finance Tom Harris came forward to present this item
- Mayor and Council requested that staff bring this item back for discussion and public comment at the October 19th Council Meeting

Public Comment - None

VIII. PUBLIC COMMENT - None

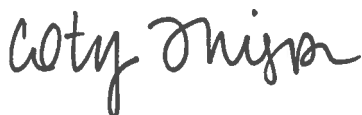
IX. REPORTS

- Mayor Pro Tem Aiken asked a question of staff in regard to alcohol license process
- Council Member Mitchell thanked the Alpharetta Business Association, Alpharetta First Committee and Alpharetta Convention and Visitor's Bureau for the banners in downtown
- Council Member Gilvin thanked Director Perry, Mayor and Council, staff and all that came out to give input into the future use of the old Alpharetta library.

X. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ *Council Member Mitchell offered a motion to adjourn to Executive Session*
- *The motion was seconded by Council Member Cross*
- *Motion approved (7-0)*

Respectfully Submitted,



Coty Thigpen, City Clerk



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: MAYOR AND COUNCIL

FROM: BOB REGUS

A handwritten signature in blue ink that reads "Bob Regus".

DATE: OCTOBER 13, 2015

SUBJECT: RECOMMEND APPROVAL OF CONTRACT WITH ASTRA GROUP IN THE AMOUNT OF \$338,000 TO CONSTRUCT BANDSTAND IN BROOK STREET PARK

At our August 24, 2015 meeting you approved the schematic design of the Bandstand to be constructed in Brook Street Park. Following that meeting staff went through a Request for Qualifications then Request for Proposal process. We received two proposals. The best proposal and low bid was the Astra Group at \$338,000. City Center Contingency currently stands at \$86,434. Attached is the Finance Departments recommended funding for the Bandstand. Upon approval and notice to proceed work should be completed by Mid-April 2016.

Back in June I wrote to you regarding four tasks that were still outstanding before we could consider the City Hall project completed. Below is an update on the four.

1. Fixing the drainage in the Garden. Status: Complete.
2. Construction of Bandstand. Status: Contract to construct is before you tonight.
3. Pedestal for the Alpharetta Veterans Memorial. Status : Complete.
4. Design and Build Out of the History Room. Malone Design has completed one round of meetings with City. More to come.

Any questions please let me know.

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
D.C. AIKEN
MICHAEL CROSS
JIM GILVIN
MIKE KENNEDY
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

Regus, Bob

To: Regus, Bob
Subject: FW: Bandstand Funding

From: Mitchell, Shawn
Sent: Friday, October 09, 2015 4:53 PM
To: Regus, Bob
Cc: Harris, Tom; Sewczwicz, Peter; Perry, Mike
Subject: Bandstand Funding

Hello Bob,

We will verify the Owners Contingency figure further on Monday.

	Astra Bandstand Bid	<u>\$ 338,000.00</u>
31541100-579000-C1437	Owners Contingency	\$ 86,434.00
30141100-542400-C1222	Records Management	\$ 1,176.00
30141100-542100-C1605	Variable Message Boards	\$ 8,376.00
30141100-542100-C1608	Lowboy Trailer	\$ 15,000.00
30141100-541410-C1208	Mast Arm Maintenance	\$ 10,000.00
30141100-541410-C1207	Bridge Maintenance	\$ 102,955.00
30141100-541430-C1616	Stormwater Ordinance Update	\$ 19,742.00
30161150-541430-C1422	WBP Erosion Control & Repaving	\$ 62,772.00
30113230-544100-C1301	Community Branding Initiatives	\$ 11,129.00
30131150-542400-C1205	Security Camera System Expansion	\$ 20,416.00
		<u>\$ 338,000.00</u>

Thank you and have a good weekend,
Shawn

Shawn Mitchell, MBA, CMA, CFM

Budget and Procurement Manager

City of Alpharetta

Finance Department

2 Park Plaza

City Hall (2nd Floor) | 2 Park Plaza | Alpharetta GA, 30009

o: (678) 297-6016 | c: (470) 235-9079

smitchell@alpharetta.ga.us | www.alpharetta.ga.us



REQUEST FOR PROPOSAL
CITY CENTER BANDSTAND DESIGN-BUILD
RFP NO. 16-105
September 17, 2015

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1. Cover Page

**CITY OF ALPHARETTA
REQUEST FOR PROPOSALS (RFP)
(THIS IS NOT AN ORDER)**



Finance Department
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

RFP TITLE:	CITY CENTER BANDSTAND DESIGN-BUILD
RFP #:	16-105
RFP RESPONSE DUE DATE/TIME:	SEPTEMBER 17, 2015; 10:00 AM
RFP ISSUE DATE:	SEPTEMBER 4, 2014
NUMBER OF PAGES:	51

CONTACT INFORMATION

Procurement Agent and RFP Contact:
City of Alpharetta
Finance Department
Budget & Procurement Team
2nd Floor
2 Park Plaza
Alpharetta, GA 30009

Debora Westbrook
Phone: 678-297-6052
FAX: 678-297-6093
Email: purchasing@alpharetta.ga.us

Website: <https://www.ebidexchange.com/alpharetta>

INSTRUCTIONS TO OFFERORS

RETURN SEALED PROPOSAL TO:

CITY OF ALPHARETTA
FINANCE DEPARTMENT
CITY HALL 1ST FLOOR GREETER STATION
2 PARK PLAZA
ALPHARETTA, GA 30009
ATTN: DEBORA WESTBROOK

EXTERIOR OF SEALED ENVELOPE/PACKAGE MUST NOTE:

Offeror's Name and Address
RFP Title & Number as noted on top of this page
RFP Due Date & Time as noted on top of this page
(or as may be changed by Official Written Addendum)

SPECIAL INSTRUCTIONS:

OFFEROR MUST COMPLETE THE FOLLOWING, SIGN, AND RETURN THIS PAGE WITH EACH PROPOSAL

By signing and returning this form with a Proposal, the authorized signer and represented firm have read, understand, and agree to information within this Request for Proposals:

Firm/Offeror Name:	<u>Astra Group, Inc.</u>
Firm/Offeror Mailing Address:	<u>300 Churchill Court, Woodstock, GA 30188</u>
Firm/Offeror Phone Number(s):	<u>770-992-9300</u>
Firm/Offeror FAX Number(s):	<u>678-494-3501</u>
Email Address for Offeror's Contact:	<u>alindsay@astragroupinc.com</u>
Authorized Offeror Signature:	
Printed Name of Signer:	<u>Andrew Lindsay</u>
Offeror Federal I.D. Number:	<u>58-2099418</u>
Offeror DUNS Number:	<u>92-697-0666</u>

Revised 08/2015

2. Scope of Project/Specifications

Project Methodology

At Astra Group, Inc. (ASTRA), we understand the importance of working with you, the client, to insure the project's success. ASTRA will provide, at a minimum, the Scope of Work detailed in section 3.3 of the RFP.

With this project being a design-build project, our team and the City's representatives, must work expeditiously together in providing the information our Architects, Clark, Patterson and Lee, will require to prepare the design and construction drawings. Astra Group, Inc. expects the design and construction time will be approximately 151 calendar days from award of the contract (please see schedule provided herein). Although the actual construction time is short, the lead time for the FRP trim and columns can take up to nine weeks to design, approve and deliver to the site. Since the order for this material cannot occur until such time as the drawings are approved, the key component is teamwork.

Once the design and construction drawings are complete and approved, ASTRA will order all approved materials as quickly as possible and confirm all of the delivery dates of the materials for the project. Our on-site activities will begin at the same time after a pre-construction meeting has occurred with all team members. We will discuss, in detail, the work area, the delivery point for materials, our safety plan for this project and our quality control plan. Having made a site visit prior to this proposal, we are aware of the finished surroundings that need to be protected during construction. We understand the need to complete the sidewalks behind the new bandstand and complete the grassing.

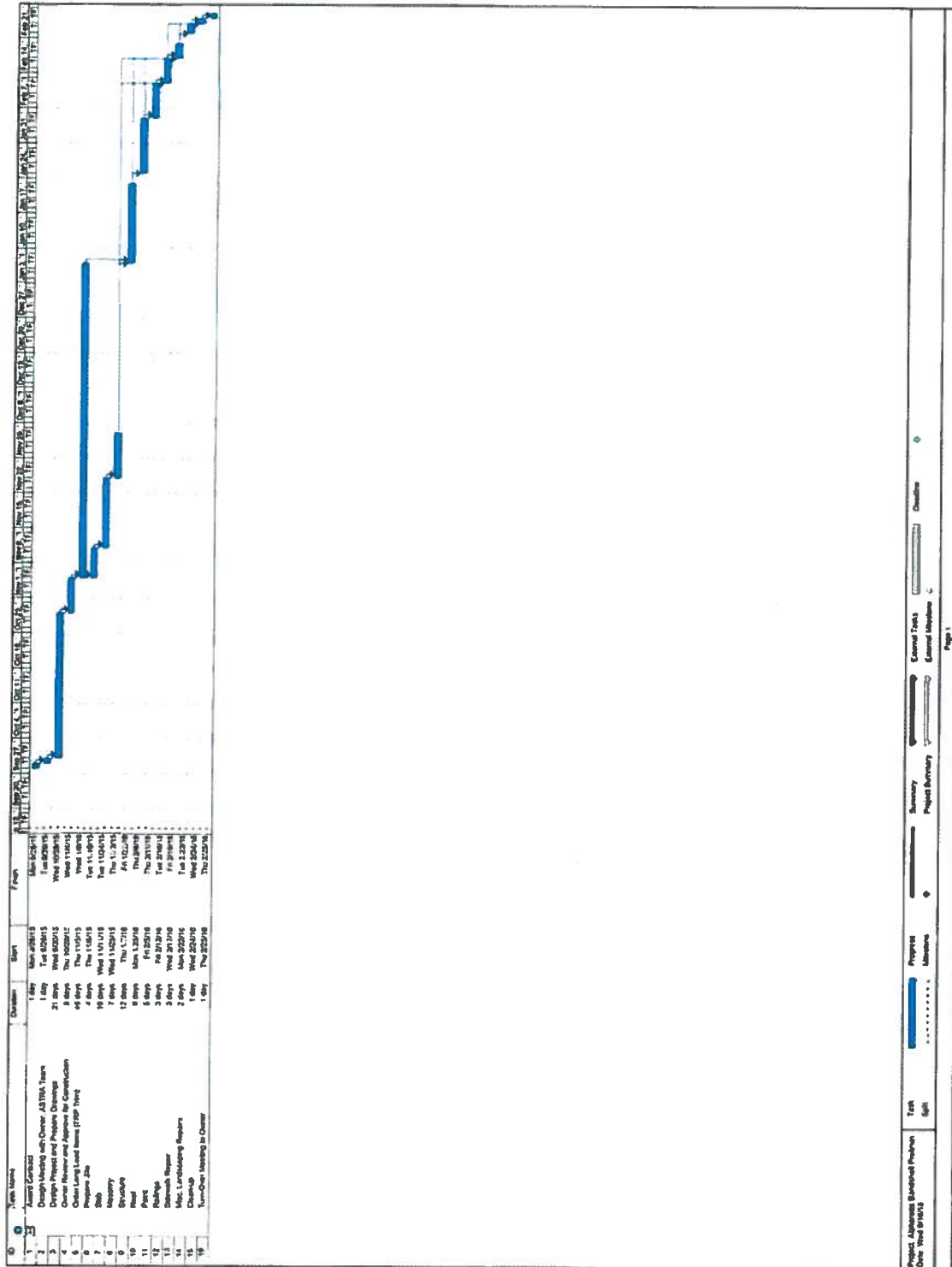
While construction is on-going, ASTRA will conduct OAC meetings as needed, to keep you informed of all of the activities and challenges of the project and update our progress.

Once the project is complete and ASTRA has prepared and completed its own punch list, we will conduct a walk through with the city to examine the project and address any problems or issues that you may see.

During the design and construction phase, ASTRA will keep all project documents and upon completion of the project, will provide a bound copy of the as-built and warranties associated with the project. Additionally, we will provide this information on a CD.

We acknowledge the importance of being available during the warranty period of the project. During the warranty period, ASTRA is always available to handle any issue that could arise and recommends a walk through with the city at least a couple of months prior to the warranty period, to finalize the project and satisfy the owner.

Detailed Work Schedule



3. Standard Forms

City of Alpharetta, GA

RFP #105, City Center Bandstand Design-Build

Bid Bond

(Five Percent (5%) of Bid)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned

Astra Group, Inc. 300 Churchill Court, Woodstock, GA 30188, as **CONTRACTOR**, and

Arch Insurance Company 300 Plaza Three Jersey City, NJ 07311 as **SURETY**, are hereby

held and firmly bound unto CITY OF ALPHARETTA, GEORGIA, as **CITY**, in the penal sum of

Five Percent (5%) of Amount Bid Dollars (\$ 5%) for

the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed this 17th day of September, 2015.

The condition of the above obligation is such that whereas the **CONTRACTOR** has submitted to the **CITY** a certain bid attached hereto and hereby made a part hereof to enter into a contract in writing for the construction of City Center Bandstand Design-Build including, but not limited to,

City Center Bandstand Design-Build located within the City Center Development, including, but not limited to the design and permitting of all plan documents necessary for the construction of the City Center Bandstand; the preparation of all necessary construction specifications and details; construction of the City Center Bandstand (sidewalks, handrails, etc...) per the prepared and approved schematic design documents; and shall meet all necessary building and ADA codes,

NOW, THEREFORE,

(a) If said bid shall be rejected or in the alternate,

(b) If said bid shall be accepted and the **CONTRACTOR** shall execute and deliver a Contract in the Form of Contract attached hereto (properly complete in accordance with said bid) and shall furnish a bond for his faithful performance of said Contract and for the payment of all persons performing labor or furnishing material in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said bid, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

City of Alpharetta, GA

RFP #105, City Center Bandstand Design-Build

BID BOND

Page 2 of 2

The SURETY, for value received, hereby stipulates and agrees that the obligations of said SURETY and its bond shall be in no way impaired or affected by any extension of the time within which the CITY may accept such bids, and said SURETY does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the CONTRACTOR and the SURETY corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Astra Group, Inc.

CONTRACTOR

(SEAL)

By:

Andrew Lindsay, President

Arch Insurance Company

SURETY

(SEAL)

By:

Georgia Representative & Attorney-In-Fact, Marvala Erinkitola

Surety Contact Information:

Address: 309 Creekstone Ridge, Woodstock, GA 30188

Phone: 770-592-3132

Fax: 770-592-9190

Email: mcrinkitola@foundersins.com

Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570, as amended) and be authorized to conduct business in the State of Georgia.

AIC 0000148638

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON BLUE BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Mortgage, Note, Loan, Letter of Credit, Bank Deposit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

John David Potts, Marvala Erinkitola, Melissa R. Potts and Robert L. Potts, Jr. of Woodstock, GA (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed:

Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company.

00ML0013 00 03 03

Page 1 of 2

Printed in U.S.A.

AIC 0000148836

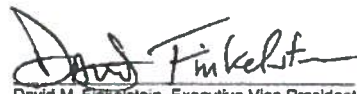
In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 1st day of April, 2015.

Attested and Certified

Arch Insurance Company


Patrick K. Nails, Secretary

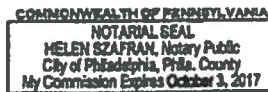



David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Helen Szafran, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

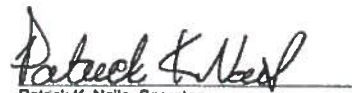



Helen Szafran, Notary Public
My commission expires 10/03/2017

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated April 1, 2015 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 17th day of September, 2015


Patrick K. Nails, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance - Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102



00ML0013 00 03 03

Page 2 of 2

Printed in U.S.A.

4. Additional Appendices

State of Georgia Licensing



5. Addenda

CITY OF ALPHARETTA ADDENDUM # 1



Finance Department
2nd Floor
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

ADDENDUM POSTING DATE: SEPTEMBER 9, 2015

PROJECT: CITY CENTER BANDSTAND DESIGN-BUILD

RFP #: 16-105

RFP ISSUE DATE: SEPTEMBER 4, 2015

RFP DUE DATE/TIME: SEPTEMBER 17, 2015; 10:00 AM

TO ALL OFFERORS:

The attached information is made part of the RFP. The purpose of this addendum is to provide answers to questions posed by potential offerors, additional information, and/or revised information or documents. In the event of a conflict between previously released information and the information contained herein, the latter shall control.

A signed acknowledgment of this addendum (this page) must be attached to your RFP response. Please see Addendum information beginning on the next page.

A signature on this addendum does not constitute your signature on the original RFP document. A signature on this page acknowledges receipt of this addendum. The original RFP response must also be signed in the proper places.

Astra Group, Inc.

Firm Name

300 Churchill Court, Woodstock, GA 30188

Firm Address

[Signature]

Signature of Person Authorized to Bind this Firm

9/14/15

Date

Andrew Lindsay, President

Typed or Printed Name and Title

770-992-9300 alindsay@astragroupinc.com

Phone Number and E-mail Address

Revised 07/2015

City of Alpharetta

Addendum #1

RFP #16-105; City Center Bandstand Design-Build

The RFP documents are hereby modified in the following respects:

1.

SCHEDULE OF EVENTS

EVENT

DATE

RFP Issue Date..... September 4, 2015
 Deadline for Receipt of Written Questions..... **Wednesday, September 10, 2015; 4:00 PM**
 Deadline for Posting of WrittenFriday, September 11, 2015; 4:00 PM
 RFP Response (Proposal) Due Date/Time.....Thursday, September 17, 2015; 10:00 AM
 Offeror Interviews/Product Demonstrations.....**CANCELLED**

2. Delete **Section 1.2 Presentations and Interviews** in its entirety.

3. Section 3.4 Offeror Requirements, Add the following:

a. Proof of State of Georgia Licensing to be included in proposal response package.

4.

SECTION 6: EVALUATION CRITERIA

6.0 Evaluation Criteria

The evaluation matrix is changed as follows:

Proof of State of Georgia Licensing	Pass/Fail
Approach to Project	55%
Work Schedule	30%
Cost	15%
Total Evaluation	100%

Each Offeror will be evaluated individually using weights for each criterion below:

END ADDENDUM

SECTION 5: COST PROPOSAL

Item #	Item Description	Lump Sum Pricing
1	Design	\$ 27,000. ⁰⁰ / _{xx}
2	Construction	\$ 301,500. ⁰⁰ / _{xx}
3	Bonds, Mobilization, & Insurance	\$ 9,500. ⁰⁰ / _{xx}
Grand Total		\$ 338,000. ⁰⁰ / _{xx}

ORIGINAL

Award will consider price, but price will not be the sole, determining factor.

Instructions for submitting Cost Proposal: One (1) Hard Original copy marked "Original" with original signatures shall be submitted in a separate, sealed opaque envelope within the sealed proposal package. See Section 3.0, #6 Cost Proposal and Proposal Price Certification for complete submittal directions.

Proposal Price Certification

In compliance with Section 3 Scope of Project/Specifications, the undersigned offers and agrees that if this Proposal is accepted by the City Council within one hundred twenty (120) days of the date of RFP Response (Proposal) Due Date/Time, that the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

COMPANY Astra Group, Inc.

ADDRESS 300 Churchill Court, Woodstock, GA 30188

AUTHORIZED SIGNATURE(S) 

PRINT / TYPE NAME(S) AND TITLE(S) Andrew Lindsay, President

CONTACT INFO: PHONE NUMBER 770-992-9300

CONTACT INFO: E-MAIL ADDRESS alindsay@astragroupinc.com

RFP Evaluation / Scoring Sheet (Detail)
City Center Bandstand Design-Build
RFP #16-105

OFFERORS	Lusk & Company, Inc.	Astra Group
CRITERIA		
Approach to Project 55%	2.75	2.75
Work Schedule 30%	1.10	1.50
Total Proposal Score % (<i>Cost not Opened-Scored</i>)	3.85	4.25
Cost 15%	0.27	0.75
Total Score	4.12	5.00

SECTION 5: COST PROPOSAL

Item #	Item Description	Lump Sum Pricing
1	Design	70,000
2	Construction	811,500
3	Bonds, Mobilization, & Insurance	46,000
Grand Total		927,500

ORIGINAL

Award will consider price, but price will not be the sole, determining factor.

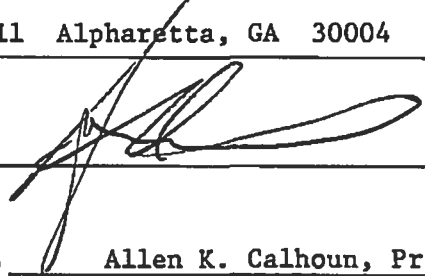
Instructions for submitting Cost Proposal: One (1) Hard Original copy marked "Original" with original signatures shall be submitted in a separate, sealed opaque envelope within the sealed proposal package. See Section 3.0, #6 Cost Proposal and Proposal Price Certification for complete submittal directions.

Proposal Price Certification

In compliance with Section 3 Scope of Project/Specifications, the undersigned offers and agrees that if this Proposal is accepted by the City Council within one hundred twenty (120) days of the date of RFP Response (Proposal) Due Date/Time, that the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

COMPANY Lusk & Company, Inc.

ADDRESS 2350 Justin Trail Alpharetta, GA 30004

AUTHORIZED SIGNATURE(S) 

PRINT / TYPE NAME(S) AND TITLE(S) Allen K. Calhoun, President

CONTACT INFO: PHONE NUMBER 678-624-0202

CONTACT INFO: E-MAIL ADDRESS allen@luskco.com

Bid Bond

(Five Percent (5%) of Bid)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned

Lusk & Company, Inc. - 2350 Justin Trail, Alpharetta, GA 30004, as **CONTRACTOR**, and
Philadelphia Indemnity Insurance Company
One Bala Plaza, Suite 100, Bala Cynwyd, PA 19004, as **SURETY**, are hereby

held and firmly bound unto CITY OF ALPHARETTA, GEORGIA, as CITY, in the penal sum of

Five Percent of Bid Amount Dollars (\$ 5% of Bid Amount) for

the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed this 17th day of September, 2015.

The condition of the above obligation is such that whereas the **CONTRACTOR** has submitted to the CITY a certain bid attached hereto and hereby made a part hereof to enter into a contract in writing for the construction of City Center Bandstand Design-Build including, but not limited to,

City Center Bandstand Design-Build located within the City Center Development, including, but not limited to the design and permitting of all plan documents necessary for the construction of the City Center Bandstand; the preparation of all necessary construction specifications and details; construction of the City Center Bandstand (sidewalks, handrails, etc...) per the prepared and approved schematic design documents; and shall meet all necessary building and ADA codes,

NOW, THEREFORE,

(a) If said bid shall be rejected or in the alternate,

(b) If said bid shall be accepted and the **CONTRACTOR** shall execute and deliver a Contract in the Form of Contract attached hereto (properly complete in accordance with said bid) and shall furnish a bond for his faithful performance of said Contract and for the payment of all persons performing labor or furnishing material in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said bid; then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

BID BOND

Page 2 of 2

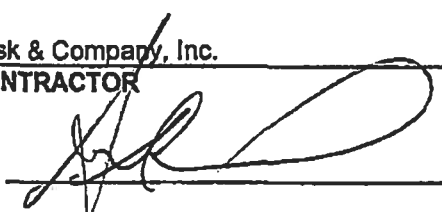
The SURETY, for value received, hereby stipulates and agrees that the obligations of said SURETY and its bond shall be in no way impaired or affected by any extension of the time within which the CITY may accept such bids, and said SURETY does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the CONTRACTOR and the SURETY corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Lusk & Company, Inc.

CONTRACTOR

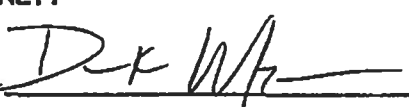
(SEAL)

By: 

Philadelphia Indemnity Insurance Company

SURETY

(SEAL)

By: 

Georgia Representative And Attorney-In-Fact
Derek Wortham

Surety Contact Information:

Address: 3160 Campus Drive, Ste 100, Norcross, GA 30071

Phone: (678) 252-1464

Fax: (866) 425-9358

Email: Dwortham@hhinsur.com

Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570, as amended) and be authorized to conduct business in the State of Georgia.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: that PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint: Christopher B. Wortham, Derek Wortham, Leslie A. Paulsen and Shirley A. Coleman of H&H Insurance Service, Inc.

Its true and lawful Attorney(s) in fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.00

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY at a meeting duly called the 1st day of July, 2011.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company to: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with the respect to any bond or undertaking to which it is attached.

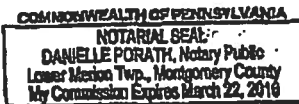
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 7TH DAY OF FEBRUARY 2013.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 7th day of February 2013, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



Notary Public:

residing at:

Bala Cynwyd, PA

(Notary Seal)

My commission expires:

March 22, 2016

I, Craig P. Keller, Executive Vice President, Chief Financial Officer and Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 17th day of September, 2015.



Craig P. Keller, Executive Vice President, Chief Financial Officer & Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

CITY OF ALPHARETTA
REQUEST FOR PROPOSALS (RFP)
(THIS IS NOT AN ORDER)



Finance Department
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

RFP TITLE: CITY CENTER BANDSTAND DESIGN-BUILD
RFP #: 16-105
RFP RESPONSE DUE DATE/TIME: SEPTEMBER 17, 2015; 10:00 AM
RFP ISSUE DATE: SEPTEMBER 4, 2014
NUMBER OF PAGES: 51

CONTACT INFORMATION

Procurement Agent and RFP Contact:
City of Alpharetta
Finance Department
Budget & Procurement Team
2nd Floor
2 Park Plaza
Alpharetta, GA 30009

Debora Westbrook
Phone: 678-297-6052
FAX: 678-297-6093
Email: purchasing@alpharetta.ga.us
Website: <https://www.ebidexchange.com/alpharetta>

INSTRUCTIONS TO OFFERORS

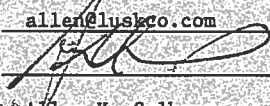
RETURN SEALED PROPOSAL TO:
CITY OF ALPHARETTA
FINANCE DEPARTMENT
CITY HALL 1ST FLOOR, GREETER STATION
2 PARK PLAZA
ALPHARETTA, GA 30009
ATTN: DEBORA WESTBROOK

EXTERIOR OF SEALED ENVELOPE/PACKAGE MUST NOTE:
Offeror's Name and Address
RFP Title & Number as noted on top of this page
RFP Due Date & Time as noted on top of this page
or as may be changed by Official Written Addendum

SPECIAL INSTRUCTIONS:

OFFEROR MUST COMPLETE THE FOLLOWING, SIGN, AND RETURN THIS PAGE WITH EACH PROPOSAL

By signing and returning this form with a Proposal, the authorized signer and represented firm have read, understand, and agree to information within this Request for Proposals:

Firm/Officer Name: Lusk & Company, Inc.
Firm/Officer Mailing Address: 2350 Justin Trail Alpharetta, GA 30004
Firm/Officer Phone Number(s): 678-624-0202
Firm/Officer FAX Number(s): 678-624-1206
Email Address for Officer's Contact: allen@luskco.com
Authorized Officer Signature: 
Printed Name of Signer: Allen K. Calhoun
Officer Federal I.D. Number: 20-8450771
Officer DUNS Number: 151909231

CITY OF ALPHARETTA
ADDENDUM # 1



Finance Department
2nd Floor
2 Park Plaza
Alpharetta, GA 30009
P: (678) 297-6052
F: (678) 297-6093
purchasing@alpharetta.ga.us

ADDENDUM POSTING DATE: SEPTEMBER 9, 2015

PROJECT: CITY CENTER BANDSTAND DESIGN-BUILD

RFP #: 16-105

RFP ISSUE DATE: SEPTEMBER 4, 2015

RFP DUE DATE/TIME: SEPTEMBER 17, 2015; 10:00 AM

TO ALL OFFERORS:

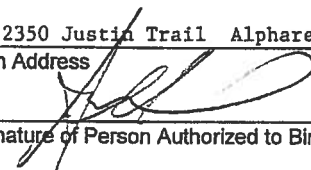
The attached information is made part of the RFP. The purpose of this addendum is to provide answers to questions posed by potential offerors, additional information, and/or revised information or documents. In the event of a conflict between previously released information and the information contained herein, the latter shall control.

A signed acknowledgment of this addendum (this page) must be attached to your RFP response. Please see Addendum information beginning on the next page.

A signature on this addendum does not constitute your signature on the original RFP document. A signature on this page acknowledges receipt of this addendum. The original RFP response must also be signed in the proper places.

Lusk & Company, Inc.
Firm Name

2350 Justin Trail Alpharetta, GA 30004
Firm Address


Signature of Person Authorized to Bind this Firm

September 17, 2015
Date

Allen K. Calhoun, President
Typed or Printed Name and Title

678-624-0202 allen@luskco.com
Phone Number and E-mail Address

LUSK

LUSK & COMPANY, INC.

Commercial General Contractors



RESPONSE TO REQUEST FOR PROPOSALS

**CITY CENTER BANDSTAND DESIGN BUILD
THE CITY OF ALPHARETTA
SEPTEMBER 17, 2015**

www.luskco.com

2350 JUSTIN TRAIL • ALPHARETTA, GEORGIA 30004
678-624-0202 • FAX: 678-624-1206

Approach/Methodology

Pre-Construction & Design Services

Our team is excited about the opportunity that this project represents for the citizens of the City of Alpharetta, and we are uniquely qualified to work with the City to successfully design and construct this important project. With the desire to create a new civic structure to grace the City Hall grounds and serve the many Citizens that live and work in Alpharetta and to improve the appearance of the entry to City Hall, this project will significantly change the public face of the city in a very beneficial and meaningful way. The members of our team have been instrumental in the realization of new design concepts for many communities, and we will use our understanding of strong civic design to provide a functional, appropriate and attractive structure for the City Hall grounds. With our experience with municipal facilities of many types, we will also be able to guide the process for the design and construction of the Bandstand to a beneficial and successful outcome. Our integrated effort with design and construction will assure that our team will be able to provide the project within the budget provided and within the schedule indicated.

Our system of approaching pre-construction services is as follows:

Our Pre-Construction Manager is the first person to become familiar with a project. He visits the sites, lines up subcontractors and suppliers, scopes out the work, prepares a detailed line item quantity takeoff, and prepares a comprehensive estimate. During this process, he solicits answers to Requests for Information on issues with the design and specifications. Upon the award of the project to us, he collaborates with the Project Manager assigned to the project to buy it out, and write subcontracts and purchase orders. This transition may take a few days to complete.

At the onset of the estimating process, we establish a construction schedule based on the known project conditions. As the design progresses and other conditions become known, more detail and dependencies are added to the time line. Permitting times, inspections, submittals, approvals, material lead times, and allowances for weather are incorporated. The owner continues to be informed. After the project has been awarded and the subcontractors brought on board, we meet with them to validate our schedule and confirm our logic. We then issue an initial Progress Schedule to all parties involved and include it as an attachment to our subcontract agreements.

Approach/Methodology

Before construction begins, both our manger and superintendent sit down with the estimator and go through the project in great detail. We review each scope of work and all scheduled constraints in detail. Both the project manager and superintendent have a thorough understanding of the key elements of the project and budget line items. This is critical for maintaining cost. Depending on the duration of the project, the project manager and superintendent sit down and review actual job costs by line item each month or bi-weekly for a quick paced job.

Construction Documents

Based upon the approved schematic design that has been provided, our team will complete the documentation of all required systems, components and materials to be included in the project. This process includes the completion of all production documents required for the permitting, bidding and construction of the project. These documents will be submitted to the City for review and permitting. These documents will also be used by Lusk to confirm the costing and estimating for the project. Upon completion of this phase, the project will be permitted, and the project will be ready for construction.

Our primary goal in controlling the quality of our documents during design is to insure that we are providing clear, concise and comprehensive information for the successful permitting, bidding and construction of the project. This includes an emphasis on minimizing change orders during construction. In order to do this, our firm emphasizes a "do it right the first time" philosophy that places emphasis for the development of quality construction documents on each team member. We each understand that it is our personal responsibility to provide quality documents. We have also placed one of our most experienced design professionals, Rex Craft, in the position of Project Manager, the most advantageous position for him to exercise his years of design and construction experience, and assist team members with the development of quality Design and Construction Documents. We are aided in our achievement of Design Quality by our process and our technology. Our use of BIM software for design assists us in "clash" detection and also in the coordination of all building systems and materials. From a process standpoint, we monitor quality at each phase of

Approach/Methodology

design. Our project manager will review the project as it moves through the phases of design and Jim Mehserle, as your project director will review the documents before they are released for bidding and construction. This series of in house reviews has been very effective in catching issues before bidding and construction and in minimizing the occurrence of change orders during construction. As an overall record, we have averaged less than 1% of the value of the initial cost of construction as our change order ratio. Industry average is approximately 3%.

The Project Manager will then take the project from that point to completion and final closeout. He will spend, on average, about fifty percent of his time on a particular project. He is the principal liaison between our office and the client and architect.

The Project Superintendent is then assigned to the project. He will devote one hundred percent of his time to the project and will be stationed on site throughout its duration. He is charged with managing our work, that of subcontractors, scheduling, quality control, and safety.

Our procurement plan begins early during preconstruction. Long lead items are identified and commitments to critical subcontractors and vendors are made as soon as possible. Starting early is our best method for staying ahead of the schedule.

Our practice is to solicit competitive bids across all trades. We draw upon our extensive cadre of proven, capable, honest, competitive Subcontractors with whom we have worked in the past twenty-six years. We also solicit to local and minority contractors on each project.

When the project is underway, we conduct bi-weekly Owner/Architect/Contractor coordinating meetings to discuss contract issues, including the schedule. On a weekly basis, we develop detailed "Two Week Look Ahead Schedules" to give us a closer look at the events to happen in the near term. These are distributed to not only the subcontractors on site but also to those scheduled to be on site in the near future. Two weeks prior to the arrival of each subcontractor to begin work on site, they are required to attend a progress meeting and coordinate their work with the Superintendent and other subcontractors on site.

Approach/Methodology

Should activities fall behind, we take the necessary steps to bring them back on schedule by increasing manpower, working overtime, or going to multiple shifts.

Construction Administration

Our goal during construction is to deliver to the City of Alpharetta the project that has been documented by drawing and specification. We are timely in addressing the issues that arise during construction, including responses to questions from the Construction Professional, and the variety of paperwork that needs addressing during construction. With the proximity to the site afforded by our location, immediate attention to issues in the field as they arise will be possible, as well as frequent visits to the site, both greatly beneficial in contributing to the quality of construction and knowledge about the status of progress.

During construction our quality control efforts focus on ensuring that the information that is being transmitted to the Construction Professional is accurate, dependable and current. This is particularly important for the following activities of the construction process:

- We will facilitate a Pre-construction meeting, led by the Construction Professional that will set out in detail the procedures that are to be followed during the construction of the project. This meeting will emphasize the requirements placed in the Project Manual by the City's legal counsel for this project.
- Our office and our consultants will perform Submittal Reviews for all products and materials to be installed in the project for conformance with the design intent and requirements of the Contract Documents.
- Our team will Review the Work on Site as construction progresses.
- We will Review and Respond to the Construction Professional as questions develop during construction and Requests for Information are submitted to the design team.
- We will Perform a Substantial Completion Inspection and issue a "Punch List" for all items that are outstanding and for which remedial action by the Construction Professional is required. This will be a comprehensive document that represents the remaining work to be done in all areas.

Approach/Methodology

- We will Perform a Final Inspection verifying that the project has been completed and all items on the Punch List have been satisfactorily addressed.
- We will process Project Close-out to administratively complete the project. Included in this process is the collection and review of project record documents, operation/maintenance manuals, and project warranty information.

Our team has consistently demonstrated the ability to work within a designated budget and to provide a project that exceeds expectations. We are excited about the potential for this project to enhance and advance the development of the City of Alpharetta, and we have the ability to craft each element of this important project to its greatest potential.

Safety



Lusk maintains an effective and aggressive safety and drug & alcohol programs. At the core is individual accountability and responsibility. Each employee is trained and continuously educated in safety and first aid practices. Training topics include:

- Fall Protection/Avoidance training
- Scaffold safety
- Trenching and excavation safety
- Hoisting and rigging safe practices
- Forklift training/safety
- Scissor lift training/safety
- OSHA 10-Hour training
- First Aid and Blood borne pathogens training
- CPR training



Additionally, we also have weekly job site safety meetings, where all work stops and we discuss a particular safety topic with all on site workmen. We also participate in the AGC's Safety Van program. This service brings outside safety experts directly to the job site to present site-specific lessons for all on site workers. AGC (Associated General Contractors of America) is our industry trade organization, founded in 1918.

All employees are responsible for following safe work practices and are empowered to stop work at anytime if they see unsafe conditions. Formally, however, our Project Superintendent is the on-site safety officer, and William Lusk, our Founder, serves as our corporate Safety Officer. He visits each project weekly with a discerning eye for safe working conditions and habits.

We maintain a "Drug Free Workplace", which is certified by the State of Georgia. We drug test all new hires and re-screen all employees on an annual basis. By enforcing this drug policy, we realize a 5% savings on our Worker's Compensation policy; this savings is ultimately passed along to our clients in the form of quality service.

Policies

LUSK assures Equal Employment Opportunity in all its policies regarding recruitment, hiring, transfers, promotions, compensation, other benefits, training, layoffs and recall practices.

LUSK & Company, Inc. supports the principles and practices of Affirmative Action.

It is the policy of LUSK that special measures and extraordinary effort are required to prevent discrimination and eliminate it within the organization. We pledge ourselves to a determined and sustained effort in support of this belief and the policies outlined in this Affirmative Action Program.

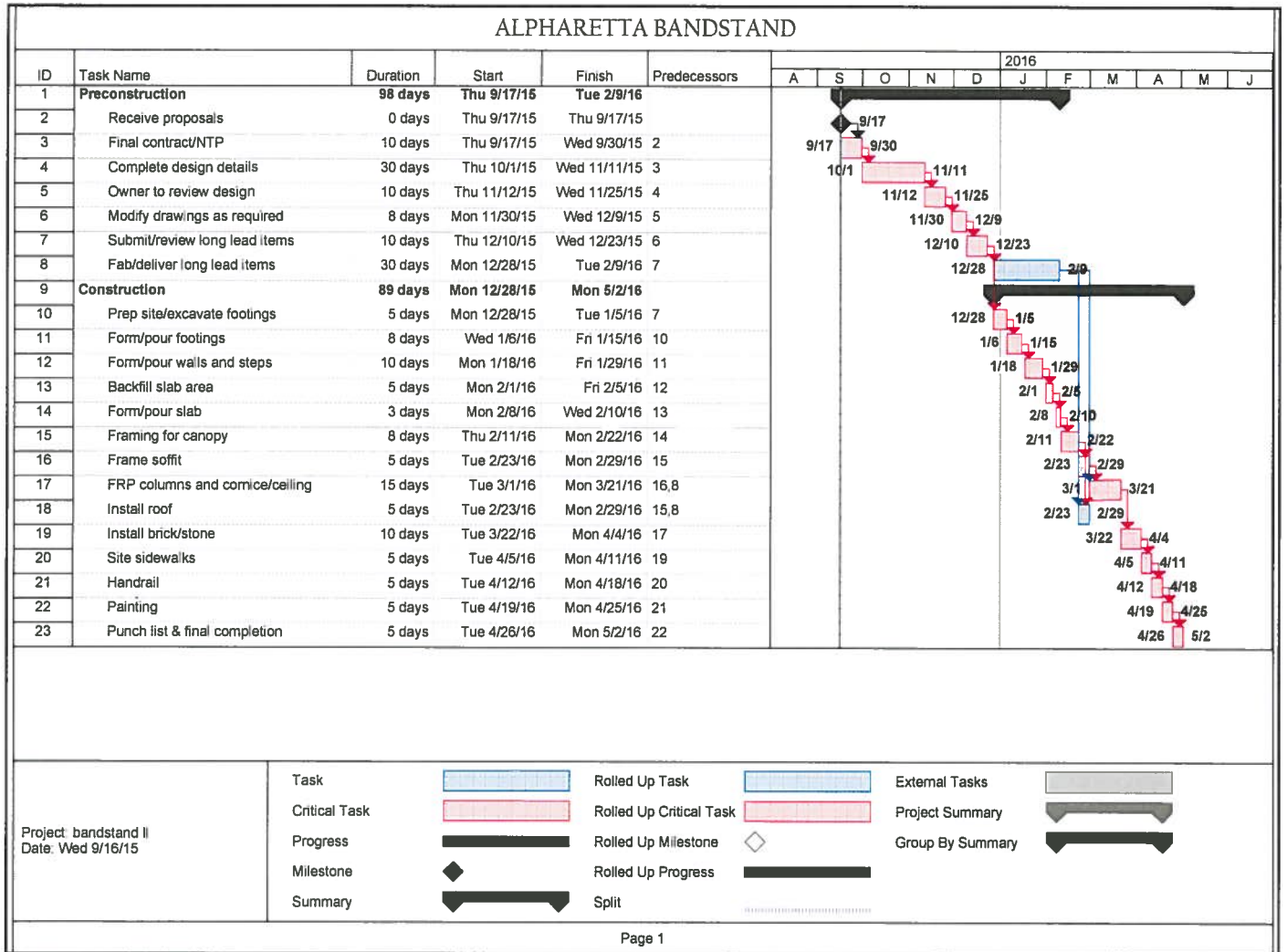
LUSK will work with, cooperate with and seek the assistance of appropriate minority groups and agencies, government agencies, educational institutions, and civic organizations.

It is the responsibility of each member of management, from the President to the first line supervisors, to give this nondiscrimination policy support through inspirational leadership and personal example. In addition, it is the duty of every employee of this company to create a job environment atmosphere which is conducive to our nondiscrimination policies.

LUSK will not discriminate on the basis of sex in any job category except where sex is a bona fide occupational qualification.

All the Principals and Management of the firm actively seek to promote our policy at all levels of trade contracts (e.g. National Association of Minority Contractors, Associated Builders and Contractors, Associated General Contractors, National Association of Women in Construction and the Minority Highway Contractors Association) by making known to other in our industry the views of LUSK on Affirmative Action.

Proposed Schedule





City Council Meeting STAFF REPORT

Submitting Department: Public Works
Submitted By: John Maloney
Meeting Date: October 19, 2015

I. AGENDA ITEM TITLE: REGIONAL TRAFFIC OPERATIONS PROGRAM CORRIDORS - S.R. 9 AND S.R. 120 CORRIDORS

II. RECOMMENDATION:

Please authorize the Mayor to execute the Agreement between Department of Transportation, State of Georgia and City of Alpharetta for SR 9 and SR 120 to be included in GDOT's Regional Traffic Operations Program (RTOP). In addition, authorize the Department of Public Works to spend up to \$95,000 for the purchase and installation of vehicle sensors and associated traffic operations equipment along SR 9 and SR 120 and the necessary side streets.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: YES INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Traffic Signal Interconnect / 30141100-541410-C0041	\$95,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	\$0.00

IV. REPORT IN BRIEF:

Traffic volume on SR 9 and SR 120 corridors has been increasing over time and it is projected to continue the climbing trend. Additionally, there has been more pedestrian activities along these two corridors especially in the downtown area. To address growing traffic demand in the City and fulfill the goal of providing *right solution at the right time*, the City requested Georgia Department of Transportation (GDOT) to include SR 9 and SR 120 under the Regional Traffic Operations Program (RTOP).

In order to increase travel throughout by minimizing congestion and reducing delays along regional commuter corridors, GDOT initiated the RTOP program. With this program, GDOT is responsible for corridors signal timing, preventive/routine maintenance, repair of loop detectors, communication, and cameras, and actively manage and monitor corridors during the peak commuting hours and also special events at no cost to the City. The City will be involved in after hours/emergency response and major repairs and will provide feedback to GDOT about the operations along the corridors. Based on the City's feedback, side street intersections adjacent to SR 9 and SR 120 may also be added to the RTOP program.

Currently, traffic signals along SR 9 and SR 120 utilize time-of-day (TOD) timing plan that is according to a predetermined time schedule regardless of the real time traffic conditions. TOD mode can provide good performance when traffic patterns are predictable as when and where they occur. However, for networks in which traffic demands shift with time, the TOD mode can cause the signal system to implement plans that are inappropriate for the actual traffic patterns. Another

major drawback of the TOD mode is that timing plans need to continually be updated so that the plans match the actual traffic demand.

Under the RTOP program, the existing signal controllers along SR 120 will be furnished with a new software, traffic-responsive-plan-selection (TRPS). In the TRPS mode, traffic signal is able to select timing plans in real time in response to changes in traffic demand. According to GDOT, TRPS will be installed on SR 120 in the first quarter of 2016. The City and GDOT will monitor traffic movement on SR 120 and adjacent signals. If TRPS performance on SR 120 is acceptable it will be installed on SR 9. However, if TRPS is found to not perform as expected, GDOT will revert SR 120 back to original TOD plan and install another system called Max-Adapt on SR 9. Max-Adapt is an adaptive signal control technology that GDOT would like to test it on a state road. Max-Adapt can determine when and how long lights should be green, by receiving and processing data from sensors.

The City doesn't have to pay for anything associated with TRPS. Regarding Max-Adapt, GDOT will assist with database programming, but will likely require that the City to assist with licensing fees and detector mapping. Intersections on SR 9 already have wireless detectors, Sensys, originally used for SCOOT. Max-Adapt will use the existing Sensys pucks and loop detectors, but may require additional sensors to be installed.

The \$95,000 requested by the Department of Public Works is the costs associated with Max-Adapt. Additional funds may be necessary depending on how many additional side streets the City selects to include in the Max-Adapt system.

V. ALTERNATIVES:

VI. ATTACHMENTS:

RTOP Agreement

**Intergovernmental Agreement
BETWEEN
THE GEORGIA DEPARTMENT OF TRANSPORTATION
AND
THE CITY OF ALPHARETTA**

THIS AGREEMENT is made and entered into effective the ____ day of _____, 201_, by and between the Georgia Department of Transportation (hereinafter “GDOT or DEPARTMENT”) an agency of the State of Georgia, and the City of Alpharetta (hereinafter the “CITY”).

WHEREAS, the Atlanta Region can benefit substantially through improved traffic signal operations; and

WHEREAS, cooperation and coordination across jurisdictional boundaries has historically been problematic and created inefficiencies in traffic flow; and

WHEREAS, the DEPARTMENT is creating a Regional Traffic Operations Program hereinafter called the “PROGRAM” to actively manage traffic signals along regionally significant corridors, across jurisdictional boundaries, within the Metropolitan Atlanta Region; and

WHEREAS, the PROGRAM will include traffic signals along SR 9 (Alpharetta Hwy/Main St) and SR 120 (Old Milton Pkwy) that the CITY is responsible for operating and maintaining; and

WHEREAS, the PROGRAM’s mission statement is “To increase travel throughput by minimizing congestion and reducing delays along regional commuter corridors through improved traffic signal operation”; and

WHEREAS, the Constitution of the State of Georgia authorizes intergovernmental agreements whereby state departments may contract with one another for “joint services, for the provision of services, or for the joint or separate use of facilities or equipments; but such contracts must deal with activities, services or facilities which the parties are authorized by law to undertake or provide.” Ga. Const. Art. IX, Sec. III, paragraph I (a).

NOW THEREFORE, for and in consideration of the mutual promises, the public purposes and the acknowledgements and agreements contained herein, it is HEREBY AGREED;

For corridors included in the PROGRAM:

- A. The CITY shall cooperate with the DEPARTMENT and the DEPARTMENT shall cooperate with the CITY to share access to traffic signal communications and surveillance systems.

- B. The DEPARTMENT will maintain and update traffic signal timing in a manner consistent with the mission statement for the PROGRAM. The DEPARTMENT will provide reasonable notification to the CITY prior to making adjustment that will substantially impact the operation of the corridor.
- C. The DEPARTMENT will strive to keep the traffic signals operating at optimum performance and will be responsible for the maintenance and repair of vehicle detectors, pedestrian detectors, communications, and surveillance. The CITY will remain the maintaining agency for the traffic signals and will retain responsibility for all components not specifically listed in this section. The DEPARTMENT will cooperate with the CITY and may participate in other activities needed to improve the operations along the corridor.
- D. The DEPARTMENT will actively manage the corridors during the peak commuting hours, including responding to planned and unplanned events.
- E. The CITY shall provide feedback about the operations along the corridors, including citizen complaints, to the DEPARTMENT to be addressed under the PROGRAM.
- F. The DEPARTMENT will fund 100% of cost for the PROGRAM.

Nothing contained in this AGREEMENT shall restrict the CITY from responding and making emergency adjustments to traffic signals to protect the safety of the traveling public. The CITY shall report all adjustments to the DEPARTMENT within a reasonable timeframe, not to exceed 5 days.

The DEPARTMENT may modify the PROGRAM including adding or removing corridors as the PROGRAM develops.

This AGREEMENT shall be in effect until 11:59 PM on June 30, 2016 and shall renew automatically from year to year thereafter unless either party notifies the other party in writing prior to May 1 of the year in which they desire to modify or terminate this AGREEMENT.

This AGREEMENT is made and entered into in the State of Georgia, and shall be governed and construed under the laws of the State of Georgia. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the DEPARTMENT and the CITY have caused these presents to be executed under seal by their duly authorized representatives.

DEPARTMENT OF TRANSPORTATION

CITY

CITY OF ALPHARETTA

Commissioner

Witness

ATTEST:

Treasurer

DATE



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Meeting Date: October 19, 2015

I. AGENDA ITEM TITLE: DISCUSSION AND PUBLIC INPUT ON CAPITAL PROJECT FINANCING OPTIONS

II. RECOMMENDATION:

The purpose of this workshop is to provide an overview of capital project financing options and allow for a question and answer dialogue.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

Tom Harris, Finance Director, will discuss options for the financing of unfunded capital project requests.

Workshop backup includes: (1) Summary of Unfunded Capital Requests (unfunded capital listing); (2) Compilation of Similar Projects from Working Group; (3) 10-Year CIP/Funding Development Process (discussion of capital needs and funding alternatives); (4) Stormwater Study Synopsis (including associated annual maintenance costs).

V. ALTERNATIVES:

VI. ATTACHMENTS:

Summary of Unfunded Capital Requests, Compilation of Similar Capital Requests from Working Group, 10-Year CIP/Funding Development Process, Stormwater Study Synopsis

CITY OF ALPHARETTA

Unfunded Capital Requests

Fiscal Years 2017 - 2026

		Capital Improvement	Dept	CIP	10-Year Total	
Project/Initiative		Category	Priority	Form Page #		
Uses (1)						
Capital Investment:						
Community Development	CD	Haynes Bridge Road Extension to Cumming Street	Roadway Improvements	3	2U	\$ 3,125,000
	CD	Lily Garden Terrace (Trailer St) Extension (Construction)	Roadway Improvements	2	3U	1,350,000
	CD	Old Milton Parkway Widening (GA400 to State Bridge Rd)	Roadway Improvements	1	4U	37,000,000
	CD	Canton Street Improvements	Roadway Improvements	3	5U	2,500,000
	CD	Alpharetta Downtown Streets	Roadway Improvements	3	6U	1,500,000
	CD	McGinnis Ferry Road Widening	Roadway Improvements	1	7U	2,700,000
	CD	Downtown Parking and Wayfinding Signage	Facility Improvements	3	8U	125,000
	CD	Parking Garage (West Side of Main Street)	Facility Improvements	2	9U	6,500,000
					\$ 54,800,000	
TIER 1						
Public Works	PW	Kimball Bridge Rd Widening (North Point Pkwy to Waters Rd; design in 2017)	Roadway Improvements	1	21U	\$ 9,000,000
	PW	Windward Pkwy Widening (S.R. 9 to Westside; design/ROW in 2017)	Roadway Improvements	1	29U	3,700,000
	PW	Kimball Bridge Rd Widening (Westside Pkwy to North Point Pkwy; design in 2017)	Roadway Improvements	2	20U	12,300,000
	PW	Webb Bridge Rd Widening (Westside Pkwy to NP Pkwy; design in 2017)	Roadway Improvements	1	19U	6,750,000
	PW	Webb Bridge Rd at Webb Bridge Way Intersection Imp. (design in 2017)	Roadway Improvements	3	18U	1,000,000
	PW	Bethany Rd at Mayfield Rd/Mid-Broadwell Rd Intersection Imp. (design/ROW in 2017)	Roadway Improvements	1	34U	1,500,000
	PW	Morris Road Roadway Expansion (design/ROW in 2017)	Roadway Improvements	1	23U	1,000,000
	PW	Davis Road Extension to Westside Parkway	Roadway Improvements	1	22U	1,500,000
	PW	Connector Road (North Point Pkwy to Edison Dr; design/ROW in 2017)	Roadway Improvements	1	25U	875,000
	PW	Major Intersection Improvements	Roadway Improvements	2	11U	2,500,000
	PW	Fiber Interconnect Signalization Citywide (design in 2017)	Roadway Improvements	1	15U	2,500,000
	PW	Traffic Camera Expansion	Roadway Improvements	1	17U	500,000
	PW	Charlotte Rd at Rucker Rd Intersection Improvements	Roadway Improvements	1	50U	1,325,000
	PW	Fairfax Lane at Rucker Rd Intersection Improvements	Roadway Improvements	1	52U	1,100,000
	PW	Windward Parkway over Big Creek Pedestrian Bridges (design in 2017)	Sidewalk Improvements	2	57U	1,350,000
	PW	Windward Parkway over Big Creek Tributary Pedestrian Bridges (design in 2017)	Sidewalk Improvements	2	58U	950,000
	PW	Windward Parkway over Camp Creek Pedestrian Bridges (design in 2017)	Sidewalk Improvements	2	59U	2,700,000
	PW	Adaptive Traffic Signal Control Citywide (design in 2017)	Roadway Improvements	3	12U	2,000,000
	PW	Rucker Rd Corridor Improvements - Wills Road to Charlotte Drive (ROW in 2017)	Roadway Improvements	1	36U	8,200,000
	PW	Rucker Rd Corridor Improvements -Charlotte Drive to City Limits (ROW in 2017)	Roadway Improvements	1	37U	7,350,000
	PW	Mayfield Road Sidewalk	Sidewalk Improvements	1	54U	3,200,000
	PW	Windward Pkwy Widening (GA400 to Union Hill Rd; design/ROW in 2017)	Roadway Improvements	1	30U	12,000,000
	PW	Haynes Bridge Road Widening (Mansell Rd to Jones Bridge Rd)	Roadway Improvements	1	33U	8,500,000

	Project/Initiative	Capital Improvement Category	Dept Priority	CIP Form Page #	10-Year Total
Uses (1)					
Capital Investment:					
PW	Union Hill Rd Widening (Windward Pkwy to McGinnis Ferry Rd; design/ROW in 2017)	Roadway Improvements	1	31U	2,000,000
PW	Webb Bridge Rd Bike Lanes/Multi-use Trail (design/ROW in 2017)	Sidewalk Improvements	3	55U	2,682,500
PW	Webb Bridge Rd Pedestrian Bridge over GA 400 and Greenway Connection	Sidewalk Improvements	3	56U	2,500,000
					\$ 98,982,500
TIER 2					
PW	City Bike Lane System	Roadway Improvements	2	10U	\$ 1,094,900
PW	Audible Pedestrian Systems	Roadway Improvements	3	13U	40,000
PW	Decorative Bridge Treatments over GA 400 (design in 2017)	Roadway Improvements	3	14U	4,500,000
PW	Flashing Yellow Signals	Roadway Improvements	1	16U	900,000
PW	City Center Decorative Sign Posts	Roadway Improvements	1	24U	180,000
PW	Georgia 400 Bicycle Expressway and Greenway	Roadway Improvements	2	26U	16,000,000
PW	Emergency Traffic Signal Equipment	Roadway Improvements	2	27U	160,000
PW	Downtown West	Roadway Improvements	2	28U	250,000
PW	Hembree Road Turn Lanes	Roadway Improvements	1	32U	625,000
PW	Mayfield Rd Bike Route (Mayfield Cir to Upshaw Dr)	Roadway Improvements	1	35U	450,000
PW	Morris Road Roadway Expansion	Roadway Improvements	1	38U	1,000,000
PW	Westside/Morrison Parkway Improvements	Roadway Improvements	3	39U	2,300,000
PW	Old Milton Parkway Intersection Improvements	Roadway Improvements	1	40U	50,000
PW	Old Milton Parkway at Park Bridge Parkway Intersection Imp.	Roadway Improvements	3	41U	100,000
PW	Old Milton Parkway at Southbridge Parkway Intersection Imp.	Roadway Improvements	3	42U	100,000
PW	Old Milton Parkway at Vista Forest Drive Intersection Imp.	Roadway Improvements	3	43U	100,000
PW	Southlake Drive Intersection Improvements	Roadway Improvements	1	44U	500,000
PW	Southlake Drive at Westchester Way Intersection Improvements	Roadway Improvements	3	45U	500,000
PW	Southlake Drive at Schooner Ridge Intersection Improvements	Roadway Improvements	1	46U	500,000
PW	Southlake Drive at Intrepid Cut Intersection Improvements	Roadway Improvements	3	47U	500,000
PW	Southlake Drive at Courageous Wake Intersection Imp.	Roadway Improvements	3	48U	500,000
PW	North Point Drive Corridor Improvements (design in 2017)	Roadway Improvements	1	49U	350,000
PW	Mansell Road Intersection Improvements	Roadway Improvements	2	51U	75,000
PW	Sidewalk Improvements (Unallocated)	Sidewalk Improvements	1	53U	10,949,100
PW	Stormwater Flood Control	Drainage Improvements	2	60U	7,500,000
PW	Stormwater Stream Restoration and Water Quality Projects (design in 2017)	Drainage Improvements	1	61U	9,800,000
PW	Pole Barn Extension	Facility Improvements	2	62U	30,000
PW	Compact Mini Excavator (new)	Machinery & Equipment (New Fleet)	2	63U	45,000
					\$ 59,099,000

		Capital Improvement	Dept	CIP	10-Year Total		
Project/Initiative		Category	Priority	Form Page #			
Uses (1)							
Capital Investment:							
Public Safety	TIER 1						
	PS	Public Safety Headquarters Parking Lot Expansion	Facility Improvements	1	66U	\$ 300,000	
	PS	Public Safety Headquarters Expansion	Facility Improvements	2	67U	1,700,000	
						\$ 2,000,000	
	TIER 2						
	PS	Reserve Unit Fleet (new; Qty: 1)	Machinery & Equipment (New Fleet)	3	68U	\$ 80,000	
	PS	High-Risk Incident Equipment (new)	Machinery & Equipment (Other)	3	69U	165,000	
	PS	License Plate Recognition Equipment (new)	Machinery & Equipment (Other)	3	70U	125,600	
					\$ 370,600		
Recreation and Parks	TIER 1						
	R&P	Wills Park Drainage and Water Quality Imp.	Drainage Improvements	1	71U	\$ 500,000	
	R&P	Greenway Extension (Windward Pkwy to Union Hill Rd; design in 2017)	Greenway Improvements	2	103U	6,750,000	
	R&P	Wills Park Pool Renovation (construction plans in FY 2017)	Recreation Improvements	2	76U	6,500,000	
	R&P	Eastside Adult Activity Center (design in 2017)	Recreation Improvements	3	96U	2,850,000	
	R&P	Alpharetta Community Ctr Expansion Ph. III (design in 2017)	Recreation Improvements	2	79U	4,815,000	
	R&P	Alpharetta Library at Mayfield Road (Construction)	Recreation Improvements	2	100U	1,070,000	
	R&P	Park Land Acquisition	Recreation Improvements	2	99U	15,000,000	
	R&P	North Park Concession/Restroom Buildings (design in 2017)	Recreation Improvements	2	80U	600,000	
	R&P	Union Hill Park - Demolition of Outdoor Rink	Recreation Improvements	2	89U	108,000	
	R&P	Windward Complex Conversion	Recreation Improvements	1	90U	745,000	
	R&P	Webb Bridge Park Synthetic Turf (Baseball Field 4; design in 2017)	Recreation Improvements	1	85U	550,000	
	R&P	Pocket Park Development	Recreation Improvements	1	93U	1,250,000	
	R&P	Linear Park (Avalon to City Center connectivity)	Recreation Improvements	3	98U	5,000,000	
	R&P	Wills Park Baseball Fence (replacements)	Recreation Improvements	2	75U	200,000	
	R&P	Playground Equipment Replacement	Recreation Improvements	3	88U	300,000	
	R&P	Observation Deck at Big Creek Greenway	Greenway Improvements	3	102U	60,000	
	R&P	Greenway Linkages	Greenway Improvements	3	104U	500,000	
	R&P	Eastside Dog Park	Recreation Improvements	3	97U	300,000	
						\$ 47,098,000	
	TIER 2						
		R&P	Community Center Generator	Facility Improvements	2	72U	\$ 200,000
		R&P	Alpharetta Community Center Interior Makeover (design in 2017)	Facility Improvements	2	73U	1,230,000
		R&P	Wills Park Restroom Renovation/Replacement	Recreation Improvements	3	74U	175,000
		R&P	Wills Park Equestrian Center Ring Addition (design in 2017)	Recreation Improvements	3	77U	85,000
	R&P	Wills Park Maintenance Barn (replacement)	Recreation Improvements	2	78U	550,000	
	R&P	North Park Trail System	Recreation Improvements	1	81U	250,000	
	R&P	North Park Softball Turf Fields	Recreation Improvements	3	82U	375,500	
	R&P	North Park Field 5 Re-Design (design in 2017)	Recreation Improvements	2	83U	485,000	
	R&P	Webb Bridge Park Community Center	Recreation Improvements	3	84U	17,750,000	

		Capital Improvement	Dept	CIP	10-Year
Project/Initiative		Category	Priority	Form Page #	Total
Uses (1)					
Capital Investment:					
Recreation and Parks	R&P	Webb Bridge Park Soccer Master Plan	Recreation Improvements	2 86U	25,000
	R&P	Webb Bridge Park Spectator Seating	Recreation Improvements	3 87U	135,000
	R&P	Expand Westside Parkway Pocket Park	Recreation Improvements	3 91U	100,000
	R&P	Park Master Plan Projects	Recreation Improvements	3 92U	80,000
	R&P	Regional Aquatic Facility	Recreation Improvements	3 94U	15,050,000
	R&P	Botanical Garden	Recreation Improvements	3 95U	2,000,000
	R&P	Synthetic Turf Field Replacement	Recreation Improvements	2 101U	1,000,000
	R&P	Big Creek Stream Bank Restoration	Greenway Improvements	2 105U	475,000
	R&P	Greenway Boardwalk Repair	Greenway Improvements	3 106U	75,000
	R&P	GIS Parks Software	Technology Improvements	3 107U	25,000
	R&P	Utility Vehicle for Greenway (4x4 Gator)	Machinery & Equipment (New Fleet)	3 108U	8,000
					\$ 40,073,500
	Admin	Downtown Business Lending Program	Economic Development	2 1U	\$ 750,000
					\$ 750,000
	IT	GIS Parcel Corrections	Technology Improvements	1 64U	\$ 80,000
	IT	Fiber Connectivity Project Phase II	Technology Improvements	2 65U	300,000
					\$ 380,000
Total Unfunded Capital Requests:					\$ 303,553,600

Notes:

(1) This listing is based on departmental capital meetings conducted during the FY 2016 budget process (February 2015).

CITY OF ALPHARETTA

Unfunded Capital Requests

Compilation of Similar Capital Requests from Working Group

Project/Initiative	Mayor David Belle Isle	City Council, Post 3 Chris Owens	City Council, Post 4 Jim Gilvin	Unfunded Capital Requests Document Page #
Top Tier (Projects on All Lists)				
Rucker Rd Corridor Improvements (Wills Road to Charlotte Drive)	\$ 8,200,000	\$ 8,200,000	\$ 8,200,000	36U
Kimball Bridge Rd Widening (North Point Pkwy to Waters Rd)	9,000,000	9,000,000	9,000,000	21U
Sidewalk Improvements (Unallocated)	10,949,100	10,949,100	6,200,000	53U
Greenway Extension (Windward Pkwy to Union Hill Rd)	6,750,000	6,750,000	6,750,000	103U
Wills Park Pool Renovation	6,500,000	6,500,000	6,500,000	76U
	<u>\$ 41,399,100</u>	<u>\$ 41,399,100</u>	<u>\$ 36,650,000</u>	
Top Tier (Projects on Two Lists)				
Alpharetta Library at Mayfield Road (Construction)	-	1,070,000	1,070,000	100U
Alpharetta Community Center Interior Makeover	-	1,230,000	1,230,000	73U
	<u>\$ 41,399,100</u>	<u>\$ 43,699,100</u>	<u>\$ 38,950,000</u>	
2nd Tier (Projects on All Lists)				
Rucker Rd Corridor Improvements (Charlotte Drive to City Limits)	7,350,000	7,350,000	7,350,000	37U
	<u>\$ 48,749,100</u>	<u>\$ 51,049,100</u>	<u>\$ 46,300,000</u>	
2nd Tier (Projects on Two Lists)				
Eastside Adult Activity Center	2,850,000	<i>pursue partnership</i>	2,850,000	96U
Greenway Linkages	500,000	500,000	-	104U
City Bike Lane System	1,094,900	1,094,900	-	10U
Total	<u>\$ 53,194,000</u>	<u>\$ 52,644,000</u>	<u>\$ 49,150,000</u>	

10-Year CIP/Funding Development Process

✓ Started with a 10-Year Forecast of General Fund Revenue/Expenditure/Fund Balance

Results in the following Net Revenue Flow¹:

- \$75 million (over 10-years) Pay-As-You Go Capital Program
 - *generated from \$2.4 million in appropriations programmed into the annual budget and approximately \$5 million in annual funding from projected Fund Balance surplus*
- \$2.5 million available annually for Bond Financing or and/or Additional Pay-As-You-Go Capital Investment²

✓ 10-Year Capital Plan

Funded

- \$75 million available over 10-Year CIP for Pay-As-You Go Capital Investment (CIP)
 - *represents approximately 70 capital project line-items including milling & resurfacing, fleet replacement, technology/equipment replacement, etc.*
 - *also includes an average of \$1.2 million annually for stormwater maintenance*
- \$2.5 million available annually for Bonding and/or Additional Pay-As-You-Go Capital Investment

Remaining Capital List

- \$300 million

✓ Open Issues – Stormwater Maintenance³

- \$2 million annual funding shortfall (not including enhancement projects)
 - \$3.2 million annual funding needed per Study (see whitepaper) less \$1.2 million annual funding included in CIP for stormwater maintenance as noted above
- Bonding capital maintenance projects is not a best practice (should be covered through existing revenue structure)
- Solutions (should establish a funding plan prior to initiating the public GO Bond process)
 - reallocate all/portion of the annual \$2.5 million set aside for debt service
 - dedicate future revenue growth above what is forecasted towards building a recurring revenue source to fund stormwater system maintenance⁴
 - stormwater fee

✓ Open Issues – Development of Bond Priorities

✓ Open Issues – Development of Bond Sizing⁵

Bond Sizing Matrix				
Bond Payment	Bond Size			
	20-Yr	Wrap 20-Yr	25-Yr	Wrap 25-Yr
\$1M	\$ 14M	\$ 21M	\$ 16M	\$ 28M
\$1.5M	\$ 22M	\$ 29M	\$ 25M	\$ 40M
\$2M	\$ 29M	\$ 36M	\$ 33M	\$ 48M
\$2.5M	\$ 37M	\$ 44M	\$ 41M	\$ 56M
\$3M	\$ 44M	\$ 51M	\$ 49M	\$ 64M

Millage Impact on CIP/Homeowner Matrix						
Mill	Bond Payment	Annual Impact to Homeowner				
		\$ 100K	\$ 300K	\$ 500K	\$ 1M	
0.10	\$ 440,000	\$ 4	\$ 12	\$ 20	\$ 40	
0.15	\$ 660,000	\$ 6	\$ 18	\$ 30	\$ 60	
0.20	\$ 880,000	\$ 8	\$ 24	\$ 40	\$ 80	
0.25	\$ 1,100,000	\$ 10	\$ 30	\$ 50	\$ 100	
0.50	\$ 2,200,000	\$ 20	\$ 60	\$ 100	\$ 200	
0.57	\$ 2,500,000	\$ 23	\$ 68	\$ 114	\$ 228	
1.00	\$ 4,400,000	\$ 40	\$ 120	\$ 200	\$ 400	

Sampling of Options:

1. \$56M Bond; No Tax Increase; No immediate Stormwater Solution
 - a. \$2.5M Level Debt; 25-yr; wrap
 - b. dedicate future revenue growth above what is forecasted towards building a recurring revenue source to fund stormwater system maintenance/or implement a Stormwater Fee
2. \$40M to \$48M Bond
 - a. \$1.5M to \$2M Level Debt; 25-yr; wrap
 - b. \$1M to \$500K in additional funding towards Stormwater
 - i. Brings annual Stormwater funding to \$2.2M to \$1.7M
3. \$56M Bond; 0.25 mill Tax Increase; additional \$1.1M towards Stormwater
 - a. \$2.5M Level Debt; 25-yr; wrap
 - b. \$30 impact to Average Homeowner
 - c. Brings annual Stormwater funding to \$2.3M

¹ Funded from forecasted growth in Property Values (3% annually), new construction (conservative), other revenues (based on historical trends), grants, expenditures (including growth drivers such as health insurance as well as known needs such as programming the two remaining fire truck lease replacements into the budget), all while maintaining the millage rate structure at 5.75 mills (forecast assumes shifting of the millage rate from debt service to operations as property values grow).

² FY 2016 budget includes \$1.5 million and, as noted during the budget adoption process, the digest reflects additional revenues above budget of \$1 million.

³ City owns and maintains approximately 10,000 stormwater structures (catch basins, manholes, and headwalls), 700,000 linear feet of pipe (133 miles), and 70 stormwater management facilities (ponds, swales, etc.). Each year the City completes inspections of 20% of both the structures and pipes and all of the stormwater management facilities. Of those inspections about 20% of the structures (400/year) and 10% of the pipes (140,000 linear feet) need repairs and maintenance.

⁴ Roswell spends \$3 million annually on stormwater related expenditures (funded via a stormwater fee).

⁵ The “20-Yr” and “25-Yr” schedules represent level debt service for the individual bond issue through maturity. The “Wrap 20-Yr” and “Wrap 25-Yr” schedules represent level debt service for all City GO debt through maturity (i.e. new bond is structured to wrap around existing debt service to ensure an overall level debt service payment). The wrap debt service structure involves the deferring of principal which results in increased interest costs over the life of the issue versus a level structure of the same par amount.

Stormwater Summary Needs:

Infrastructure maintenance

Structures (catch basins, manholes, headwalls)

- The City maintains approximately 10,000 stormwater structures
- The City inspects 20% of 10,000 each year = 2,000 structures
- Of the 2,000 structures, historically 20% need repairs = 400 structures
- Each structure repair costs \$4,000 (historical average)
- Total cost for structure repairs = 400 structures x \$4000 each = \$1,600,000

Pipes (closed conduits, culverts)

- The City maintains approximately 700,000 linear feet of pipe
- The City inspects 20% of 700,000 each year = 140,000 linear feet of pipe
- Of the 140,000 linear feet, historically 10% needs repairs = 14,000 linear feet
- Repairs are broken out into 3 types:
 - Unclog – Approximately 13,000 linear feet at \$5 / lf = \$65,000
 - Line – Approximately 500 linear feet at \$250 / lf = \$125,000
 - Replace – Approximately 500 linear feet at \$2,000/lf = \$1,000,000
- Total cost for pipe repairs = \$1,190,000

Stormwater management facilities (ponds, swales, bioretention, pervious pavers, oil/water separators)

- The City maintains approximately 70 facilities
- Each facility costs on average \$1,000 for repairs (historical average)
- Total cost for stormwater management facilities = 70 facilities x \$1000 each = \$70,000

Infrastructure inspections, testing, studies

- The City contracts the 20% inspections (listed above) at a cost of \$100,000 annually
- The City completes water quality testing, staff run maintenance items, etc. at a cost of \$130,000
- The City completes regulatory and drainage studies/designs at a cost of \$100,000 annually.
- Total cost of these items is \$330,000

GRAND TOTAL = \$3,190,000.00 (not including enhancement projects which vary by year and can cost between \$100,000.00 and \$3,000,000.00 each)

Stormwater Funding

Alpharetta's stormwater infrastructure has real, growing, and unresolved problems. The Department of Public Works has studied these challenges and developed a plan to address them.

General maintenance, aging, and failing infrastructure:

The City owns and maintains approximately 10,000 stormwater structures (catch basins, manholes, headwalls) and 700,000 linear feet of pipe (133 miles). Each year the City completes inspections of 20% of both the structures and pipes. Of those inspections about 20% of the structures (400 / year) and 10% of the pipes (140,000 linear feet) need repairs and maintenance.

Structure repairs can include cleaning out debris, grouting to prevent seepage, replacement of crushed tops, etc. Based on a recent competitive bid FY15 capital stormwater structure maintenance project, the average cost to repair a single stormwater structure is \$4,000. With 400 structures / year needing repair, the projected annual funds necessary to complete structure maintenance is \$1.6 million.

Pipe repairs generally fall into three categories: unclog, line, or replace. Clogged pipes are the most common maintenance need and the least costly of the pipe repairs. Of the 14,000 linear feet of pipe requiring maintenance each year, we find about 13,000 linear feet need to be flushed. At a rate of about \$5 / linear foot, we estimate \$65,000 per year needed for pipe flushing.

Stormwater pipes (especially metal pipe) have a life expectancy of 25-30 years. If caught early enough in the deterioration (and without compression or full failures), pipe repair technology allows for lining the pipe from the inside to rehabilitate the structural integrity. Failure to repair during this phase has extreme cost disadvantages. Lining a pipe typically runs about \$250 - \$500 / linear foot where replacement averages about \$2,000 / linear foot. Alpharetta is at the cusp of the aging out infrastructure. It is financially important to get ahead of this problem. Based on our inspection results approximately 500 linear feet per year can be lined and approximately 500 linear feet per year must be replaced. (500 linear feet x \$250/Lf to line = \$125,000; 500 linear feet x \$2,000/ Lf to replace = \$1,000,000).

Pipe repairs for the year cost \$1.2 million dollars. It is important to note that pipe repairs will only increase as pipes age. Each new development in the City adds new structures and pipes to the maintenance list. Note that this model only accounts for 500 Lf of lining / repair and 500 Lf of replacement a year.

The City also has a responsibility to perform pond and stormwater management facility maintenance every year on publicly owned facilities. Our current inventory includes approximately 70 of these facilities. While maintenance requirements can vary year to year, a good estimate for maintenance when not expecting full dredging or excessive repairs is \$1,000 / facility. This is a total of \$70,000. As we add new facilities due to expanded public infrastructure (intersections, roadways, master detention, parking decks, buildings, etc.) we increase the cost for repairs and maintenance.

On-going inspections, stream testing, regulatory impaired waters studies, floodplain updates, etc.

To understand the ever-changing condition of our infrastructure requires yearly inspections and water quality monitoring of the streams and waterways. State regulations require a minimum of 20% of all publically-owned storm structures and pipes and all publically-owned stormwater management facilities get inspected each year. City recurring capital funds include \$100,000 for a consultant to perform these inspections, update our computer maps, create work orders and collect data to help in the prioritization of maintenance and repair work. Stream testing is done both in-house by staff and through a consulting firm and laboratory. Certain maintenance items are completed by Public Works crews. The lab costs and in-house crew material costs total \$130,000 per year of recurring capital funding.

State regulations also require the City to complete studies of the impaired streams to identify potential pollutant sources and propose future capital improvement enhancement projects that would positively impact the water quality deficiencies. They also periodically require studies of our floodplains and emergency evacuation plans, studies of our ordinance compliance with new permits, etc. These studies and design work is anticipated to cost \$100,000 / year.

Enhancement Projects

Alpharetta is a city that likes to be ahead of the curve and a leader in the southeast if not the nation. To do this with stormwater requires a commitment to work beyond the minimum standards to keep the status quo for infrastructure maintenance. Projects in this category include:

- Upgrading culverts that are not in poor condition, but are not large enough to handle heavy rainstorms. When a culvert is undersized there is a risk that residents could become stranded when the roadway above it floods or washes away. There is also a risk that properties and buildings could flood because the water cannot move downstream fast enough.
- Installation of master detention facilities to alleviate existing downstream flooding or provide flood protection for new development in a more urban or densely populated area.
- Stream restoration to prevent channel erosion and loss of yards, trees, or greenways.
- Low impact development projects like installation of bioretention ponds at park facilities to reduce the impacts of new artificial ballfields, parking lots, or building facilities on streams and downstream lakes.
- Property buy-outs due to repetitive flooding.

These projects are typically identified in a study (watershed improvement, hazard mitigation plan, floodplain updates) or through analysis of repetitive work orders and requests in certain areas of town. These projects can run from \$100,000 to over \$3,000,000. The City maintains a list of these projects and ranks them in priority based on the magnitude of their impact, the urgency of the need, the ability to obtain alternate funding sources or partnerships, etc.

Yearly Funding for Stormwater:

Infrastructure maintenance

Structures (400 structures x \$4,000 each) = \$1,600,000

Pipes (14,000 linear feet)

Unclog (13,000 linear feet x \$5 / linear foot) = \$65,000

Line (500 linear feet x \$250 / linear foot) = \$125,000

Replacement (500 linear feet x \$2,000 / linear foot) = \$1,000,000

Total = \$1,190,000

Stormwater management facilities (70 facilities x \$1,000 each) = \$70,000

Infrastructure inspections, testing, studies

Inspections = \$100,000

Testing = \$130,000

Studies = \$100,000

Total = \$330,000

GRAND TOTAL = \$3,190,000

Enhancement projects

Capital Improvement Projects = \$ varies yearly

Enhancement Projects List

Lake Windward Dam Breach Analysis
Bacterial Source Testing for Fecal Coliform Identification
GIS Parcel Data Updates
Webb Bridge Park Water Quality Testing
Emergency Detour Planning
HAZUS-MH Study
Southlake Drive Drainage Improvements
Mayfield Circle at Foe Killer Tributary
Clairborne Drive Culvert
North Hickory Trace
Birch Rill Drive at Long Indian Creek Tributary
Rucker Road at Foe Killer Creek Tributary
Lynne Circle Drainage Pipe Replacement
MidBroadwell Road Culvert at Foe Killer Creek Tributary 7.1
Mayfield Road at Foe Killer Creek
Maple Lane at Foe Killer Creek
Arrowood Lane at Foe Killer Tributary
Cape York Trace at Big Creek Tributary
Glenn Knolle Court at Long Indian Creek Tributary
Morrison Parkway at Big Creek Tributary
McGinnis Ferry Road at Big Creek Tributary
Newport Bay Passage at Caney Creek Tributary (Location 2)
Watermills Falls at Foe Killer Tributary
Squirrel Run at Foe Killer Tributary
Wills Road at Foe Killer Tributary
Webb Bridge Court at Big Creek Tributary
Jamestowne Trail at Big Creek Tributary
Pine Grove Drive at Big Creek Tributary
Little Creek Crossing at Big Creek Tributary
Mid Broadwell Road at Foe Killer Creek
Mid Broadwell Road at Foe Killer Creek Tributary 7
Windward Parkway at Camp Creek
Rucker Road at Hughes Branch
Jayne Ellen Way at Big Creek Tributary
Academy Street at Big Creek Tributary
Northwinds Parkway at Big Creek Tributary
Newport Bay Passage at Caney Creek Tributary
Lauren Hall Court at Long Indian Creek Tributary
Dancliff Trace at Big Creek Tributary
Union Hill Road at Big Creek Tributary
Brookhill Crossing Lane at Hughes Branch
Providence Place Drive at Cooper Sandy Creek
Walnut Creek Drive at Big Creek Tributary
Grey Abbey Drive at Big Creek Tributary
Rock Mill Road at Big Creek Tributary
Fairways Drainage
Wills Lane Drainage - Goda and Biggs
EPW- Water Quality Retrofit and Demonstration
Stormceptor Testing

Big Creek Stream Restoration at Webb Bridge Road
Big Creek Stream Bank Restoration at Haynes Bridge Road
Foe Killer Creek Stream Bank Restoration at Squirrel Run
Wills Park – Vault and Step pools at Main Parking Lot
Wills Park – Underground storage at baseball fields
Wills Park – Multiple outfalls below baseball fields
Wills Park – Dry detention for Northwest parking lot
Wills Park – Cistern at Equestrian Arena
Wills Park – Rock Filter Dams by Equestrian parking
Wills Park – Stream Restoration
Wills Park – Waste Containment
Wills Park – Buffer Enhancement and trail management
Nutrient water quality testing in Foe Killer Creek
Old Milton High School - Detention
Flood-Prone Property Buyout
Tributary C Detention Facility

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